| 028.A | 0003 | 0024.D | 1 of 1 | Condominium |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 410,800 | / | 410,800 |
| USE VALUE: | 410,800 | / | 410,800 |
| ASSESSED: | 410,800 | / | 410,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 215 | | MASS AVE, ARLINGTON |

## OWNERSHIP

Unit #: 24

| | |
|---|---|
| Owner 1: | WADA MAKIKO |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 215 MASS AVE UNIT 41 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | 215 MASS AVE CONDO LLC - |
| Owner 2: | - |
| Street 1: | 30 SLADE STREET |
| Twn/City: | BELMONT |
| St/Prov: | MA Cntry: |
| Postal: | 02478 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 708 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R6 | APTS LOW | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 410,800 | | | 410,800 |
| Total Card | 0.000 | 410,800 | | | 410,800 |
| Total Parcel | 0.000 | 410,800 | | | 410,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.23 | /Parcel: 580.23

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 316361 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/30/17 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 028.A-0003-0024.D

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 410,800 | 0 | . | | 410,800 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 405,200 | 0 | . | | 405,200 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 393,800 | 0 | . | | 393,800 | 393,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 338,300 | 0 | . | | 338,300 | 338,300 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 301,400 | 0 | . | | 301,400 | 301,400 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 280,800 | 0 | . | | 280,800 | 280,800 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 262,200 | 0 | . | | 262,200 | 262,200 | Year End | 1/4/2016 |

!16157!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 22:01:19 |

## LAST REV

| Date | Time |
|---|---|
| 10/10/19 | 09:33:18 |
| apro | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 19456 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT: | PAT ACCT.: 16157

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 215 MASS AVE CO | 64828-7 | | 1/22/2015 | | 299,000 | No | No | | |
| HARMAN ALICE M, | 63536-34 | | 4/28/2014 | Convenience | | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/30/2017 | Measured | DGM | D Mann |
| 1/22/2015 | NEW CONDO | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7318 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 7 - Condo Garden | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1966 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 10 | | |
| Prim Int Wal | 6 - Average | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 30 | % |
| Bsmnt Flr: | 3 - Hardwood | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 4 - 4th Floor |
| % Own: | 2.340000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 19. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 19.9 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 325.00 |
| Size Adj.: | 1.34745765 |
| Const Adj.: | 1.02479637 |
| Adj $ / SQ: | 448.783 |
| Other Features: | 36000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.45000005 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 512920 |
| Depreciation: | 102071 |
| Depreciated Total: | 410849 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 3 | BRs: | 1 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 3 | 1 | |
| Totals | | | |
| 1 | 3 | 1 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 650.73 |
| Special Features: | 0 | Val/Su Net: | 580.23 |
| Final Total: | 410800 | Val/Su SzAd | 580.23 |

## SKETCH

UnSketched SubAreas:
GLA: 708,

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 708 | 448.780 | 317,738 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 708 | | | Total: | 317,738 |
| Size Ad | 708 | Gross Area | 708 | FinArea | 708 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## PARCEL ID

028.A-0003-0024.D